

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-030**

**Petitioner:** Lucern Capital Partners

**Rezoning Petition No.:** 2021-030

**Property:** ± 2.55 acres located at 8710 Research Drive (the "Site")

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held virtually on Wednesday, April 7, 2021. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 3/24/2021. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held virtually on Wednesday April 7, 2021, at 6:00 PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Frank Forte with Lucern Capital Partners and Cassidy Michaux with DPR Associates. Also in attendance were Bridget Grant, and Dujuana Keys with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Bridget Grant opened the meeting and welcomed everyone in attendance. Ms. Grant reviewed the meeting agenda and introduced the Petitioner's representatives, including Frank Forte with Lucern Capital Partners.

Ms. Grant reviewed the Site location and aerial proximity. The rezoning plan proposes to adaptively-reuse the existing 96 extended stay hotel units as multi-family residential units. The proposed development will include upgraded interiors and amenitized green space.

Ms. Grant reviewed the conditional rezoning schedule and the meeting was opened for questions.

#### **II. Summary of Questions/Comments and Responses:**

Councilwoman Johnson inquired about building design and continuity with adjacent developments. Ms. Grant explained that this development will be a re-use of the existing buildings on-site with the potential for complimentary plantings and signage to the neighboring sites.

Councilwoman Johnson inquired about affordable housing and the potential displacement of current residents. Frank Forte explained that majority of the units are studios which will provide opportunities for

lower rents. The renovations for the units will occur in phases to allow for the transition of current residents into other units on-site, including remodeled units, should they qualify.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The Petitioner will continue to coordinate on with area stakeholders on maintaining and providing housing opportunities throughout the process.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Frank Forte, Lucern Capital Partners  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

2021-030	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-030	04714107	THE GC NET LEASE(CHARLOTTE RESEARCH) INVESTORS LLC			C/O GRIFFIN CAPITAL CORP	3520 PIEDMONT RD NE SUITE 410		ATLANTA	GA	30305
2021-030	04714112	ASHFORD CHARLOTTE LP				14185 DALLAS PKWY STE 1100		DALLAS	TX	75254
2021-030	04714118	OMILOS 1 LLC				5242 YORKTOWN BLVD		ARLINGTON	VA	22207
2021-030	04714119	UPTOWN HOSPITALITY LLC				12705 WYNDHAM WEST DR		GLEN ALLEN	VA	23059
2021-030	04714120	ASHFORD CHARLOTTE LP				14185 DALLAS PKWY STE 1100		DALLAS	TX	75254
2021-030	04740102	VERBATIM AMERICAS LLC			ATTN: TERRY W YOUNG	3420 HILLVIEW AVE		PALO ALTO	CA	94304
2021-030	04740102E	ELECTRIC POWER RESEARCH INSTITUTE	INC			3420 HILLVIEW AVE		PALO ALTO	CA	94304
2021-030	04740111	FOX SPORTS 1 LLC				1220 W W T HARRIS BLVD		CHARLOTTE	NC	28262
2021-030			Bennington Place D.		Flynt	8551 N Tryon St		Charlotte	NC	28262
2021-030			Castle Gardens	Dave A.	Parker	8800 N Tryon St		Charlotte	NC	28262
2021-030			Catawba Colony	Jan	Slaven	8800 N Tryon St		Charlotte	NC	28262
2021-030			Charlotte Commu	Samantha	Fernando	8401 Medical Plaza Dr suite 300		Charlotte	NC	28262
2021-030			Lakeshore Village	Nakisha	Hall	9039 J M Keynes Drive	12	Charlotte	NC	28262
2021-030			Lakeshore Village	David D.	Jordon	9041 J M Keynes Dr	Unit 3	Charlotte	NC	28262
2021-030			Lakeshore Village	Pamela	Isacks	9029 J M Keynes		Charlotte	NC	28262
2021-030			University Center	Robert	Mcelhaney	6107 Lewis St	7109	Charlotte	NC	28262
2021-030			University City P	Darlene	Heater	8335 IBM Drive	Ste 110	Charlotte	NC	28262
2021-030			University City Y	Paul	Petr	8100 Old Mallard Creek Rd		Charlotte	NC	28262
2021-030			University Conne	Janelle	Goodrich	8335 IBM Drive		Charlotte	NC	28262
2021-030			Welwyn	Karen	Tannenbaum	9506 Glenwater Drive		Charlotte	NC	28262

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2021-030 – Lucern Capital Partners**

Subject: Rezoning Petition No. 2021-030

Petitioner/Developer: Lucern Capital Partners

Current Land Use: Hotel

Existing Zoning: O-1(CD)

Rezoning Requested: RE-3(O)

**Date and Time of Meeting:** **Wednesday, April 7, 2021 at 6:00 p.m.**

**Virtual Meeting Registration:** *Please register at:*  
<https://attendee.gotowebinar.com/register/3299392916229982477>  
*to receive a secure meeting link*

Date of Notice: 3/24/2021

We are assisting Lucern Capital Partners (the “Petitioner”) on a recently filed request for a request to rezone an approximately ±2.550-acre site located at 8710 Research Drive (the “Site”) from O-1(CD) to RE-3(O). The request is to allow the re-use of the site with a multi-family residential community. Access to the Site will be from Research Drive.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

**Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, April 7, 2021, at 6:00 p.m.**

***Please register at <https://attendee.gotowebinar.com/register/3299392916229982477> in order to receive a secure virtual meeting link by April 6<sup>th</sup>.***

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [bridgetgrant@mvalaw.com](mailto:bridgetgrant@mvalaw.com) or call **704-331-2379** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Renee Perkins Johnson Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Frank Forte, Lucern Capital Partners  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Rezoning Community Meeting - 2021-030

04/07/2021

Attendees

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First Name	Last Name
Jack	Cunningham
Renee'	Johnson